

Mortgagee's Address:

*W. E. McClain
Rt. 11, Jay Drive
Greenville, S.C.
29611*

MORTGAGE OF REAL ESTATE OFFICES OF LOVE, THORNTON, ARNOLD & THOMASON, ATTORNEYS AT LAW, GREENVILLE, S.C.

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: J. L. Morgan

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto W. E. McClain

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Seventy-five Thousand and no/100 ----- DOLLARS (\$ 75,000.00),
with interest thereon from date at the rate of nine per centum per annum, said principal and interest to be repaid: In monthly installments of Nine Hundred Fifty and 07/100 (\$950.07) Dollars, commencing on the 15th day of December, 1979 and continuing on the fifteenth day of each consecutive month thereafter until paid in full. Said payments to be applied first to interest and then to principal. The Mortgagor shall have the right to pay without penalty the balance on this Note and Mortgage at any time after December 31, 1979.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing .584 acres, more or less, as shown on plat prepared for J. L. Morgan, dated October 1979 by Webb Surveying and Mapping Co. recorded in Plat Book 7-K at page 84 in the RMC Office for Greenville County and according to said plat having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southwestern side of White Horse Road at the intersection with Welcome Road and running along said Welcome Road South 74-55 West, 216 feet to an iron pin; thence North 15-05 West, 125.95 feet to an iron pin; thence North 66-22 East, 25 feet to an iron pin; thence North 76-22 East, 71.9 feet to an iron pin; thence along the wall of a concrete block building North 61-01 East, 33.46 feet to an iron pin; thence continuing along the wall of a concrete block building South 29-31 East, 9.34 feet to an iron pin; thence North 75-55 East, 49.05 feet to an iron pin on White Horse Road, thence with said White Horse Road South 30-50 East, 130.83 feet to an iron pin the point of beginning.

DERIVATION: Deed of W. E. McClain recorded November 13, 1979 in Deed Book 1115 at page 549

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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